

Division of Corporations

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Florida Department of State
Division of Corporations
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To:

Division of Corporations
Fax Number : (850) 617-6383

From:

Account Name : AFFORDABLE PROFESSIONAL SERVICES, INC.
Account Number : I20000000264
Phone : (954) 565-9929
Fax Number : (954) 565-1347

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: sdm@affproserv.com

**FLORIDA LIMITED LIABILITY CO.
INCOME PROPERTY REALTY, LLC**

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	\$125.00

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ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

KNOW ALL MEN BY THESE PRESENTS that the undersigned, desiring to form a Limited Liability Company for the purpose of engaging in any lawful act or activity for which companies may be organized under the Florida Limited Liability Company Act, do hereby sign, verify and deliver to the Secretary of State of the State of Florida these Articles of Organization.

ARTICLE I - Name:

The name of the Limited Liability Company is

INCOME PROPERTY REALTY, LLC

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

the Company's street address is
3700 Galt Ocean Drive, Unit 811
Fort Lauderdale, Florida

the Company's mailing address is
3700 Galt Ocean Drive, Unit 811
Fort Lauderdale, FL 33308

ARTICLE III - Purpose

The Limited Liability Company is organized for the purpose of managing real property and to engage in such other lawful activities as are reasonably necessary or useful to the furtherance thereof.

ARTICLE IV - Period of Duration:

The Company shall exist perpetually from and after the date that the Secretary of State of the State of Florida issues a Letter of Acknowledgment, unless dissolved according to law.

Article V - Management:

The Limited Liability Company is to be managed by the Members.

ARTICLE VI - Initial Members

The initial Members and Managing Members of the Limited Liability Company are:

Managing Member:

Aileen Elke Rodriguez
3700 Galt Ocean Drive, Unit 811
Fort Lauderdale, FL 33308

Member:

Alan Mehrez
3700 Galt Ocean Drive, Unit 811
Fort Lauderdale, FL 33308

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Article VII - Distributions

No Member shall be entitled to any distribution from the assets of the Limited Liability Company without the unanimous consent of all Members.

Article VIII - Transferability of Interests:

No interest of any Member in the assets of the Limited Liability shall be transferable by voluntary or involuntary assignment before receipt by the beneficiary.

Article IX - Admission of Additional Members subsequent to Organization:

The existing Members shall have the right to admit additional Members to the Company only upon such terms and conditions as the existing and additional Members shall unanimously agree at their sole discretion. Any Member who is subsequently admitted as a Member of the Company shall have all the rights and obligations of a Member as those rights and obligations are documented in these Articles and the Limited Liability Company Operating Agreement.

Article X - Continuation of Business upon Death of a Member:

Upon either death of any Member, the remaining Members shall have the right to choose either to purchase the interest of the deceased Member or to dissolve the Company. In the event of an election to purchase the interest of a deceased Member, the purchase price for said interest shall be paid and determined as documented in the Limited Liability Company Operating Agreement.

Article XI - Limited Liability Company Operating Agreement:

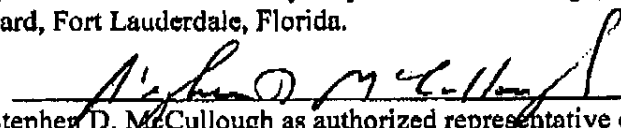
The regulation of the Company is more particularly set forth in the Limited Liability Company's Operating Agreement.

Article XII - Amendments and Revisions:

The Articles of Organization may be modified, revised or amended if the modification(s), revision(s) or amendments are unanimously approved by all Members then in existence, made in writing, signed by any Member authorized to do so, and filed with the Secretary of State of the State of Florida according to law.

Article XIII - Organizer

These Articles of Organization were drafted by Stephen D. McCullough, CLA at 2702 A West Oakland Park Boulevard, Fort Lauderdale, Florida.


Signature of Stephen D. McCullough as authorized representative of the Members.

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

Stephen D. McCullough, CLA
Typed or printed name of signee

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Article XIV - Registered Agent and Registered Office

The Members hereby designate the principal office of Stephen D. McCullough at 2702 A West Oakland Park Boulevard, Fort Lauderdale, Florida as the office for Service of Process upon the Limited Liability Company, and the Members may, in the future, designate such other agent or agents for Service of Process as they may deem advisable from time to time, and to file with the Secretary of State, immediately and thereafter as required, the appropriate Certificates designating the office of such agent or agents for Service of Process upon this Limited Liability Company.

Registered Agent, Registered Office, & Registered Agent's Signature:

Stephen D. McCullough
2702 A West Oakland Park Boulevard
Fort Lauderdale, FL 33311

Having been named as Registered Agent and to accept service of process for the above stated Limited Liability Company at the place designated in this Certificate, I hereby accept the appointment as Registered Agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

Date

February 25, 2013

Registered Agent's Signature

FILING FEES:

\$ 100.00 Filing Fee for Articles of Organization
\$ 25.00 Designation of Registered Agent
\$ 30.00 Certified Copy

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